CLUBLEYS

59, Beech Road, Elloughton, HU15 1JY
Chain Free £290,000







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ABOUT THE PROPERTY

Located in the sought-after area of Beech Road, Elloughton, this three-bedroom detached bungalow offers a wonderful opportunity for those seeking a comfortable and spacious home.

Upon entering, you will find an inviting living/dining room and additional conservatory that provides ample room for relaxation. These versatile spaces can be tailored to suit your lifestyle, and the bungalow features three well-proportioned bedrooms, ensuring that there is plenty of room for family and guests.

The location on Beech Road is particularly appealing, offering a popular residential setting while remaining close to local amenities and transport links. This delightful bungalow is perfect for those who appreciate the charm of a well-established neighbourhood.

In summary, this detached bungalow on Beech Road combines spacious living in a desirable location. Whether you are a first-time buyer, a growing family, or looking to retire in comfort, this property is sure to meet your needs. Do not miss the chance to make this lovely home your own.

Tenure - Freehold
EPC - TBC
Council Tax Band - C



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Tenure: Freehold
East Riding of Yorkshire
Band: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
UPVC double glazed front entrance door gives access to the ground floor accommodation, stairs off to the first floor loft rooms, radiator and laminate flooring.

KITCHEN
2.60 x 2.71 (8'6" x 8'10")
Fitted with a range of modern wall, base & drawer units with complimentary work surfaces, full length pantry style cupboard, integrated electric oven, four ring electric hob with extractor above, integrated fridge/freezer, space/plumbing for washing machine and small dishwasher. UPVC double glazed door to the side, UPVC double glazed window to the side and laminate flooring.

LIVING/DINING ROOM
6.36 max x 5.74 max (20'10" max x 18'9" max)
A spacious room with UPVC double glazed windows to the side & rear, gas fireplace with wooden surround & marble effect hearth, space for dining room table, access to conservatory and two radiators.

CONSERVATRORY
3.47 x 3.84 (11'4" x 12'7")
UPVC double glazed windows to both the sides & rear, doors leading to rear garden and radiators.

BEDROOM ONE
4.21 x 2.97 (13'9" x 9'8")
UPVC double glazed window to the front, fitted wardrobes & drawers, integrated fitted wardrobes and radiator.

BEDROOM TWO
3.45 x 2.70 (11'3" x 8'10")
UPVC double glazed window to the front, fitted wardrobes, integrated fitted wardrobes and radiator.

BEDROOM THREE/OFFICE
2.73 x 2.26 (8'11" x 7'4")
UPVC double glazed window to the side, fitted cupboards, drawers and radiator.

BATHROOM
2.35x 1.66 (7'8"x 5'5")
UPVC double glazed opaque window to the side, low level W.C, sink set in vanity unit, good sized corner shower cubicle, fully tiled and ladder radiator.

FIRST FLOOR

LANDING
Reduced head room, access to eaves storage.

LOFT SPACE (Reduced Headspace)
Velux windows to both sides, reduced head room, radiator.

LOFT SPACE
Reduced head room.

OUTSIDE
To the front of the property is the block paved driveway providing ample off road parking, leading to a further driveway space with iron gates. To the rear of the property is a single detached garage with personnel door to the side and electric up and over door. Wooden fencing round the perimeter with a gate leading to Welton Low Road. Raised decking area laid with artificial turf.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENT/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

APPLIANCES
No appliances have been tested by the agent.

SERVICES
Mains water, drainage and electricity are connected to the property.

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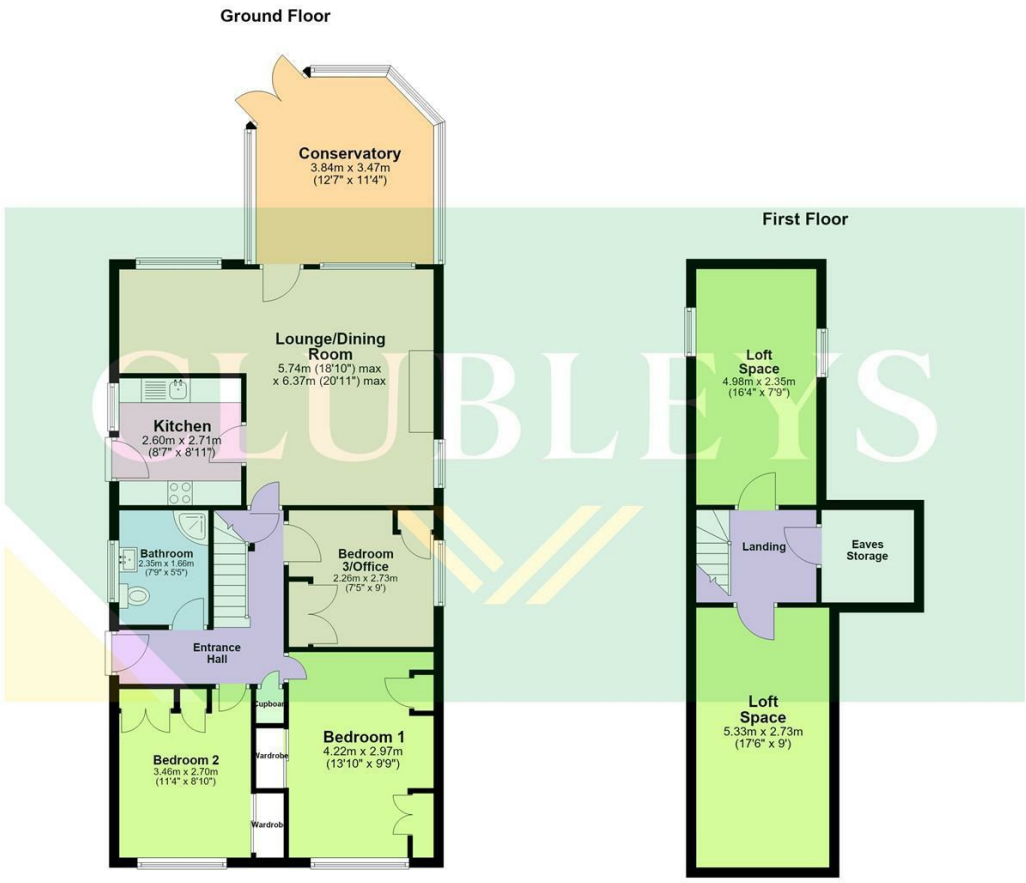

Total area: approx. 125.5 sq. metres (1350.9 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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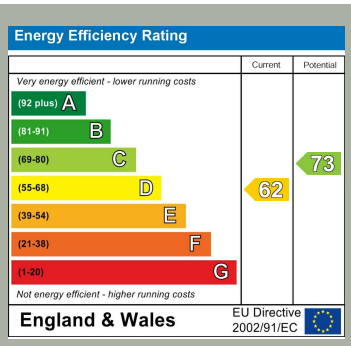

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.